MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of October 18, 2001, through December 17, 2001

Date: January 7, 2002

Recommended Action: Approve the Register of Capital Improvement Business Transactions for the University of Northern Iowa.

Executive Summary:

Requested Approvals

Permission to proceed with project planning for:

The **Human Performance Center** project which would construct a facility to integrate the academic and outreach programs of the School of Health, Physical Education, and Leisure Services, the programs of the Department of Athletics, and services of the Cedar Valley medical community.

The **Electrical Distribution Loop System/Load-Break Switches—Phase 2** project which would replace portions of the aging campus electrical distribution system to increase its safety and reliability.

Revised project budget ($591,000) and engineering amendment with Clapsaddle-Garber Associates ($8,700) for the **Institutional Roads 2002—30th Street, Indiana Street, and 31st Street** project for an expanded project scope to include parking lot reconstruction, sidewalk improvements, and grading modifications.

Revised project budget ($360,000) for the **Communication Arts Center—Patio Enclosure** project for an expanded project scope to include the renovation of the existing space occupied by University Broadcasting Services following enclosure of the adjacent patio area.

Architectural agreement with RDG Bussard Dikis, Des Moines, Iowa ($757,400), for the **Towers Center Improvements** project, which would provide dining and mechanical upgrades for the facility.

Architectural amendments:

Amendment #3 ($24,004) with InVision Architecture for attendance at additional meetings and site observation services for the **Lang Hall Renovation** project.

Amendment #4 ($28,500) with BWBR Architects for design and construction administration phase services for a greenhouse addition for the **McCollum Science Hall Addition** project.

Background and Analysis:

Human Performance Center

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2002	Requested

Background

The School of Health, Physical Education, and Leisure Services (HPELS) needs quality facilities for its undergraduate and graduate programs in athletic training.

- This includes space for students to observe medical and physical therapy treatments for a variety of sports injuries.

The School's outreach programs require additional space for their operations, which receive millions of dollars in grants each year.

- Some of the School's outreach programs are: Global Health Corps, National Program for Playground Safety, and Camp Adventure.

The Department of Intercollegiate Athletics wants new locker rooms and a state-of-the-art strength and conditioning room to be competitive with its peer institutions.

The University has completed a preliminary building program for a Human Performance Center which would support the academic and public service programs of the School of Health, Physical Education, and Leisure Services, and the programs and services of the Department of Intercollegiate Athletics.

According to the University, the Center would:

- Enhance the programs of the School of HPELS.
- Integrate the sports management functions of the Department of Intercollegiate Athletics.
- Create a partnership with the Cedar Valley medical community to provide medical services and facilities for orthopaedic rehabilitation and the treatment of sports injuries.
- Provide students with the opportunity to work with a wide range of clients and observe the administration and management of this type of facility.

The University has received a federal grant for the project in the amount of $1.6 million.

Project Scope — The proposed project would construct a facility of approximately 51,000 gross square feet to include offices and laboratories for the HPELS Athletic Training program, an athletic strength and training room, locker rooms, offices, meeting rooms and other spaces.

Design Services — The Regent Procedural Guide §9.05 A.2.a. requires the convening of the University Architectural Selection Committee for projects with budgets over $1 million.

The University plans to proceed with the architectural selection process for the Human Performance Center in conjunction with the architectural selection for the McLeodUSA Center, the new basketball arena, with the goal of selecting the same architectural firm for both facilities.

- The Human Performance Center would consist of an addition to the arena or a separate building located in the vicinity of the arena.

Project Site — The proposed location for the Center is on the University's west campus near the UNI-Dome and the Wellness Recreation Center. (See Attachment A for map.)

Estimated Cost — $7,500,000.

Anticipated Funding — Private Funds and Federal Grant Funds.

Electrical Distribution Loop System/Load-Break Switches—Phase 2

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2002	Requested

Background

The existing 4,160 volt electrical transformers, switches and cable of the campus electrical distribution system have become hazardous and unreliable due to their age, resulting in several failures.

The majority of the components are at least 25 years old and some were installed more than 40 years ago.

In 1991, the University began upgrading the electrical distribution system from 4,160 volts to 12,470 volts; the work was undertaken to replace the aging components and to increase the efficiency of the system.

The Phase 1 work upgraded approximately 8,500 linear feet of cable and ductbank within the electrical distribution system.

Approximately 20,000 linear feet of ductbank and 50,000 linear feet of wiring need to be replaced to complete the upgrade of the system.

Project Scope

The proposed Phase 2 project would:

- Update the campus Electrical Distribution System Master Plan to reflect the electrical improvements completed in 1991 and the campus buildings constructed since that time.
    - The updated plan would be used to determine the specific scope of work for Phases 2 and 3 of the project.
- Replace portions of the distribution system including cabling, sectionalizing switches and critical wiring loops.
- The work would be prioritized and completed based on need; the remaining work would be addressed in the third and final phase of the project, which is anticipated to cost $4 million.

Estimated Cost

$6,800,000.

Anticipated Funding

State Appropriations; the Board's FY 2003 capital request includes planning funds of $700,000.

Institutional Roads 2002—30th Street, Indiana Street, and 31st Street

Project Summary	Amount	Date	Board Action
Project Description and Total Budget	$ 391,000	Nov. 2001	Approved
Engineering Agreement (Clapsaddle-Garber Associates, Marshalltown, IA)	49,500	Nov. 2001	Approved
Revised Project Budget	591,000	Jan. 2002	Requested
Engineering Amendment #1 (Clapsaddle-Garber Associates)	8,700	Jan. 2002	Requested

Background

The project will reconstruct the deteriorated roadways which surround the College Court Apartments south of the Redeker Center. (See Attachment B for map.)

The project will also install and/or recondition a storm sewer, intakes, lighting and sidewalks to accommodate the new pavement.

Revised Budget

The revised budget of $591,000, an increase of $200,000, would provide for:

- Reconstruction of deteriorated parking areas adjacent to 30th and 31st Streets. (Parking improvements were still being evaluated at the time of approval of the project budget.)
- Sidewalk improvements and grading modifications from the reconstructed parking areas to the apartments to improve accessibility.

Engineering Amendment

Amendment #1 ($8,700) would provide compensation for the additional design services required for the expanded project scope.

Funding

The additional funds would be provided by University Parking Operations and the Department of Residence.

Project Budget

	Initial Budget Nov. 2001	Revised Budget Jan. 2002
Contracts/Purchase Orders	$ 312,000	$ 496,000
Consultant/Design Services	50,000	60,000
Contingencies	29,000	35,000
TOTAL	$ 391,000	$ 591,000
Source of Funds:		
Institutional Roads	$ 391,000	$ 391,000
Residence System Improvement Funds	0	100,000
Parking Operations	0	100,000
	$ 391,000	$ 591,000

Communication Arts Center—Patio Enclosure

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 273,000	March 2000	Approved
Architectural/Engineering Agreement (Howard R. Green Company)	29,700	March 2000	Approved
Revised Project Budget	360,000	Jan. 2002	Requested

Background

The project will construct walls and a roof to enclose the 1,620 square foot patio area used by University Broadcasting Services (radio stations KUNI and KHKE), which occupies the third floor of the Communications Arts Center.

The project would provide additional storage and staff office space and would allow for expansion of the record library. (The patio area was designed so that it could be enclosed and occupied any time subsequent to the building's construction in 1978.)

In June 2000, the University suspended the project due to insufficient funding for an increased project scope which would renovate the existing space occupied by University Broadcasting Services following enclosure of the patio area.

Revised Budget

The revised budget of $360,000, an increase of $87,000, includes additional private funds, which have now been raised to support the expanded project scope.

Funding

Private funds (Friends of KUNI).

Project Budget

	Initial Budget March 2000	Revised Budget Jan. 2002
Contracts/Purchase Orders	$ 218,000	$ 303,000
Consultant/Design Services	33,000	35,000
Contingencies	22,000	22,000
TOTAL	$ 273,000	$ 360,000

Towers Center Improvements

Project Summary

	Amount	Date	Board Action
Permission to Proceed		June 2001	Approved
Architectural Agreement (RDG Bussard Dikis, Des Moines, IA)	$ 757,400	Jan. 2002	Requested

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Background

The Food Service Comprehensive Master Plan for the Department of Residence and Maucker Union indicated that the University's residential dining facility kitchens and serving systems were nearing the end of their useful lives.

The Master Plan also noted that the dining facilities were in need of renovation and reconfiguration to facilitate modern production and serving techniques and provide a greater variety of food offerings, extended operating hours, and reorganization of service systems in response to user needs.

The University has completed the **Redeker Dining Center Improvements** project which was the first in a three-phase improvement plan for the Residence System dining centers.

Project Scope

The proposed project would provide dining and mechanical upgrades for the Towers Center, which is a major dining facility used by students residing in Bender, Dancer, and Campbell Residence Halls. (See Attachment C for map.)

The project would renovate the first floor space of the Towers Center to provide a "market place" food service outlet, reconfigure food storage spaces and replace food service equipment, and modify or replace the heating, ventilating and air conditioning systems serving the facility.

Anticipated Cost

$8,500,000.

Anticipated Funding

Dormitory Revenue Bonds.

Design Services

Expressions of interest to provide design services were received from 21 firms.

Six firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of $1 million or more.

The University recommends the selection of RDG Bussard Dikis, Des Moines, Iowa, to provide design services for the project.

The firm was selected based on its experience with the design services required for the project; its association with Ricca Planning Studio, the firm which completed the Master Plan and which has a national reputation for food service consulting; and its familiarity with University procedures.

The architectural agreement with RDG Bussard Dikis would provide full design and construction administration services for a fee of $757,400, including reimbursables.

Lang Hall Renovation

	Project Summary		
	Amount	Date	Board Action
Permission to Proceed		April 1997	Approved
Program Statement		Feb. 1998	Approved
Schematic Design		Feb. 1998	Approved
Revised Program Statement		March 1998	Approved
Revised Schematic Design		April 1998	Approved
Project Description and Total Budget	$ 12,900,000	July 1997	Approved
Architectural Agreement			
(InVision Architecture)	810,000	July 1997	Approved
Architectural Amendment #1	29,700	May 1998	Approved
Architectural Amendment #2	19,100	March 2001	Not Required*
Revised Total Budget	13,500,000	March 1998	Approved
Construction Contracts			
Asbestos Abatement			
(Advanced Technologies Corp.)	20,565	Feb. 1998	Ratified
General Construction			
(Larson Construction Company)	10,784,000	Jan. 1999	Approved
Change Orders #1-#4	(425,241)	Jan. 1999	Approved
Change Orders #5-#19	(159,202)		Not Required*
Change Order #20	174,087	March 2000	Approved
Change Orders #21-#40	588,143		Not Required*
Architectural Amendment #3			
(InVision Architecture)	24,004	Jan. 2002	Requested

* Approved by University in accordance with Board procedures

Background

This project updated classroom facilities and developed office areas for use by the University's Public Policy Office and Graduate College, and constructed an addition and provided improvements to the auditorium for use by the Department of Communication Studies.

The construction time frame for completion of the project was delayed due to various changes initiated by the University during the life of the project, and the inability of the construction contractor to complete the work in accordance with the established time schedule.

Architectural Amendment

Amendment #3 ($24,004) would provide compensation for additional services provided by InVision Architecture as a result of these delays, including attendance at additional meetings and site observation services.

Additional Information

An $8,000 reduction to the construction contract with Larson Construction Company will compensate the University for the portion of the additional expenses which are attributable to the contractor.

McCollum Science Hall Addition

Project Summary

	Amount	Date	Board Action
Permission to Proceed		May 2000	Approved
Architectural Agreement (BWBR Architects, St. Paul, MN)	$ 1,290,000	July 2000	Approved
Program Statement		Oct. 2000	Approved
Schematic Design		Dec. 2000	Deferred
Project Description and Total Budget	16,900,000	Dec. 2000	Deferred
Revised Schematic Design		Feb. 2001	Approved
Project Description and Total Budget	16,900,000	Feb. 2001	Approved
Architectural Amendment #1	20,000	March 2001	Not Required*
Architectural Amendment #2	98,800	July 2001	Approved
Architectural Amendment #3	25,000	Sept. 2001	Approved
Construction Contract Award (Cardinal Construction)	11,025,400	Oct. 2001	Ratified (Nov. 2001)
Architectural Amendment #4 (BWBR Architects, St. Paul, MN)	28,500	Jan. 2002	Requested

* Approved by University in accordance with Board procedures.

Background

This project would construct an addition to McCollum Science Hall to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology.

As a result of savings with the construction contract award (which was approximately $2.8 million below the engineering estimate), the University wishes to expand the project scope to include the construction of a 1,800 square foot classroom/restroom addition to the existing 11,100 square foot greenhouse.

- The addition would be constructed at the tunnel connection with the greenhouse.

The estimated construction cost for the addition is $300,000.

Architectural Amendment

Amendment #4 ($28,500) would provide compensation for design and construction phase services for the addition.

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Included in the University's capital register for Board ratification is one construction contract awarded by the Executive Director, the rejection of bids for roofing modifications to the UNI-Dome, and the acceptance of three completed construction contracts. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.

Sheila Lodge

Approved: Robert J. Barak

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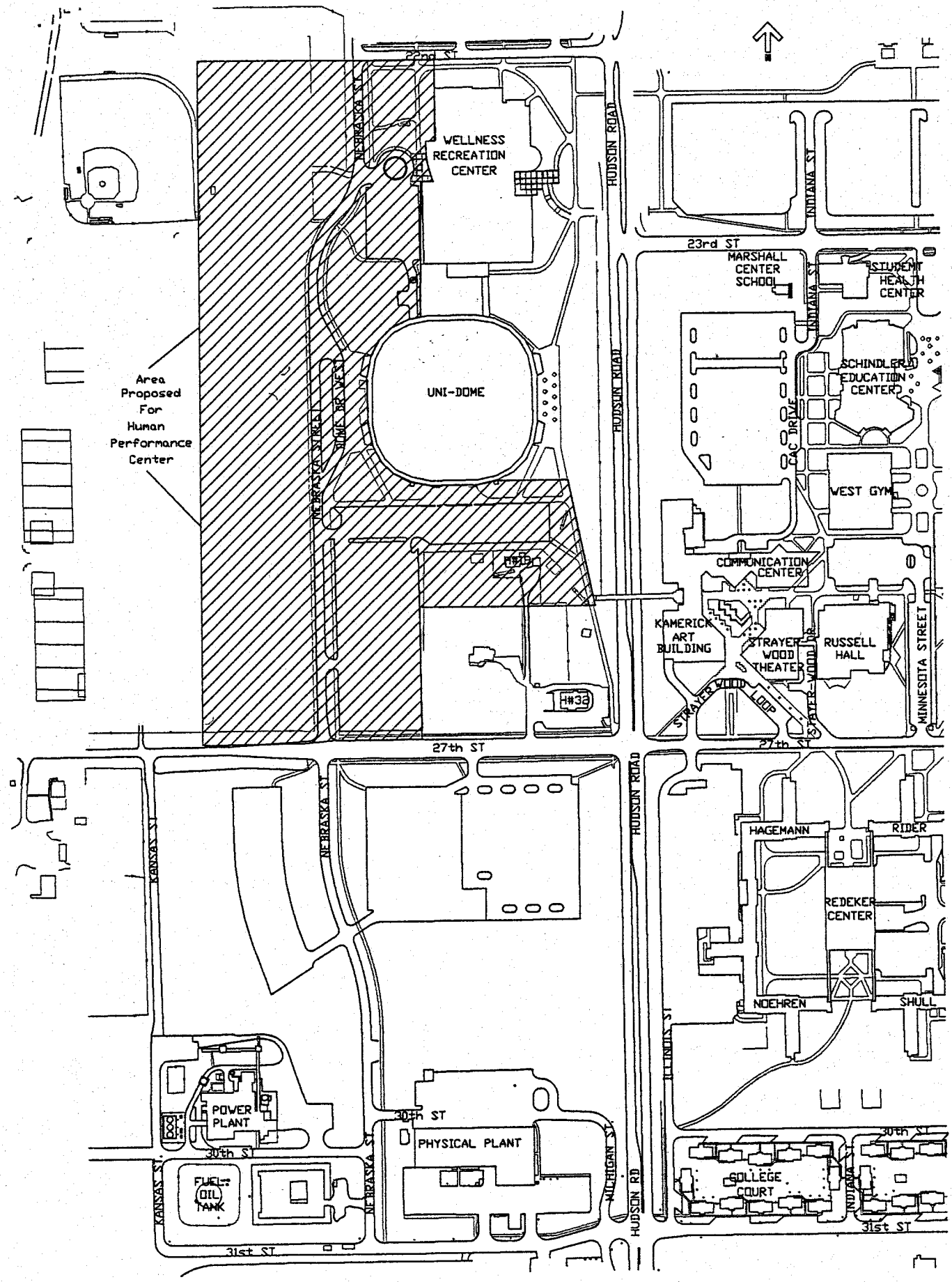
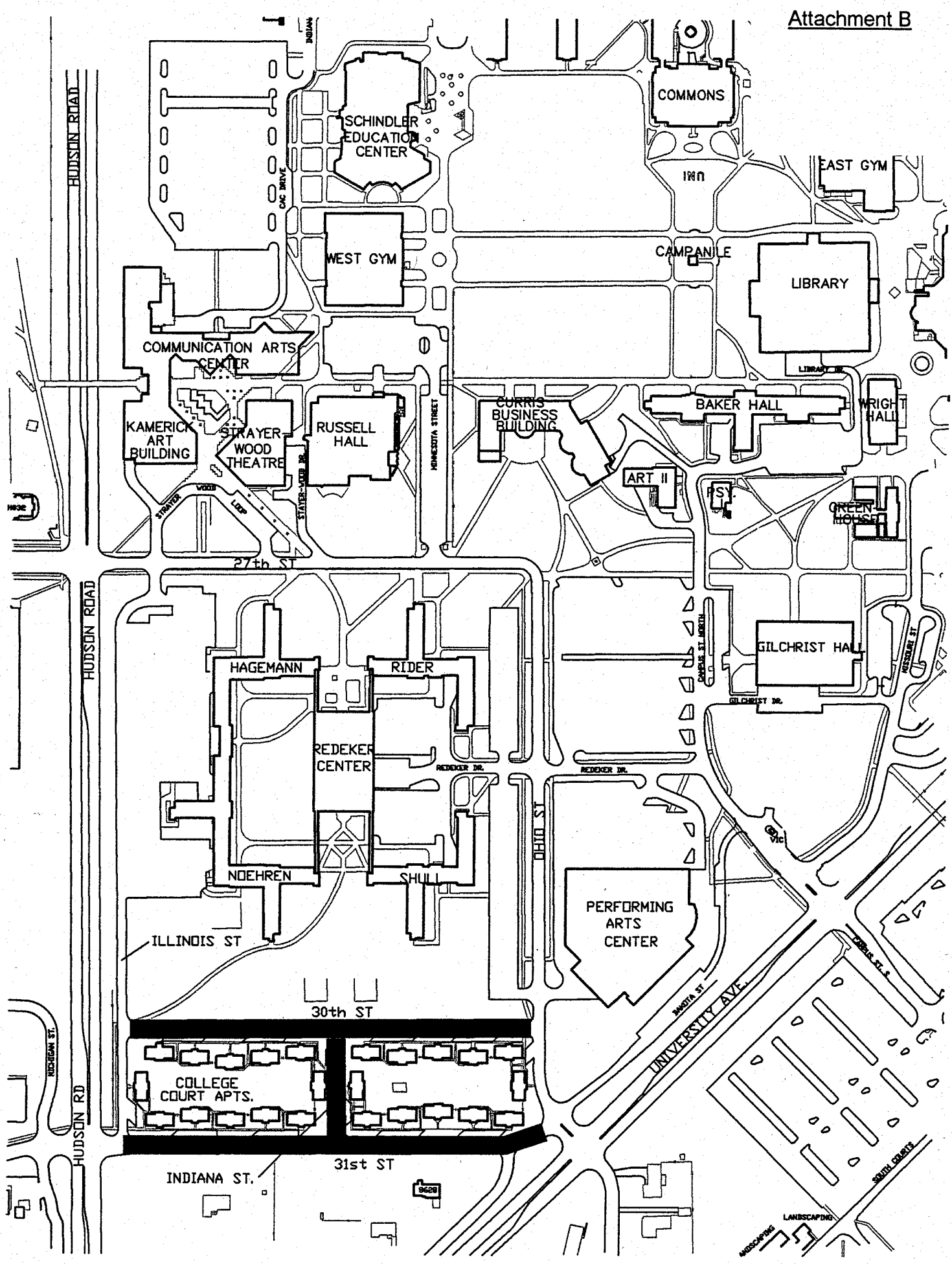
Attachment A



Attachment B



Attachment C